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LOS FELIZ NEIGHBORHOOD COUNCIL
"Your Neighborhood. Your Voice. Your Council"

PLANNING, ZONING & HISTORICAL PRESERVATION COMMITTEE MEETING MINUTES

March 5 – 7:00 p.m.
Citibank Community Meeting Room
1965 N. Hillhurst Ave. (2nd floor of Citibank)
Los Angeles, CA 90027



CERTIFIED COUNCIL #36

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1. Call to Order 7:15 pm by the Chair

PZHP Committee present: Chair Gary Khanjian, Richard Spicer, David Uebersax, Soren Alexanian, Dennis Chew, Jacqueline Kerr, Leeor Maciborski, Liz McDonald and Randy Myer from LFIA

2. Reports from Public Officials. - None

3. Consideration of and action on the following applications filed with the Los Angeles Department of City Planning:

A.- 4477- 4483 Hollywood Blvd. LA 90027 – ZA-2013-3421-MCUP-CU-MPA, ZA-2013-3425-MPA, ZA-2013-3426-MPA and ZA-2013-3427-MPA

The applicant requesting:

- 1.- A conditional use to permit a Hotel use within 500 feet of a residential zone.
- 2.- A conditional use to permit the on-site sales of a full line of alcohol to over Night guests and their guests at proposed 6,961 sq. ft. hotel.
- 3.- On site sales of a full line of alcohol at a proposed 1,809 sq. ft. restaurant.
- 4.- On site sales of beer and wine with off-site privileges at a proposed 1,682 sq. Ft. restaurant with a gourmet take out market.
- 5.- Access to in room access cabinets for overnight hotel guests and their guests In each of the 17 hotel rooms totaling 4,441 sq. ft.
- 6.- A change of use from retail/office to hotel/restaurant in the Vermont/Western SNAP.

Kiran Rishi from EP Group, Brad Conroy, co-applicant and Gregory Peck, co-applicant presented the project and after questions from the committee members the chair opened the public comments period. There were 10 speakers who expressed concerns for parking, roof top noise and the length of the construction. After the chair closed the public comments period, the committee asked more questions to the applicants and after discussion the committee voted 7 yes and 2 no to approved the application with the following additions

Hotel to operate 24 hours a day, Café Market from 7 am to 10 pm, Bistro Restaurant Monday to Thursday 11 am to 12 am, Friday and Saturday from 9 am to 1 am and Sunday from 9 am to 10 pm. The roof top access use to be From 8 am to 11 pm for Hotel guests and their guests only and no music is allowed. The applicant to obtain a signed agreement for 40 parking spaces from Chase Bank parking lot, Los Feliz branch to the use of this application.

4.- Approval of past Meeting Minutes -The committee approved December 4, 2013 Minutes.

5.- Other Comments, Announcements and Reports:

- 1.- For Information purposes only, Doug Haines from East Hollywood Council District, informed the committee about a mixed use project at 4900 Hollywood Blvd. – There was no discussion from the committee.
- 2.- Los Feliz Village Share Parking Project – Elizabeth Peterson from EP Group And the chair of the LFSVPP committee informed the committee that they had Two meetings in February and the main discussion was the hours of Operation.
- 3.- Jacqueline Kerr informed the committee about the recent Promise Zone Boundaries and the fact that part of Los Feliz village is included in the Zone boundaries.
- 4.- Hollywood Community Plan – Richard Spices informed the committee that March 13 2014 it will be discussed by the City Council.

6- Meeting was adjourned at 9:38 pm.

AGENDAS & PUBLIC COMMENT: Agendas are posted for public review on the Los Feliz Neighborhood Council website, the Los Feliz Branch Library at 1874 Hillhurst Avenue, the Citibank at 1965 Hillhurst Avenue, Copy Cat Printing at 2046 Hillhurst Avenue, Starbucks Coffee at 1700 Vermont Avenue, and Starbucks Coffee at 5453 Hollywood Boulevard. As an entity covered under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator, Melvin Canas, at (213) 485-1360 or e-mailing melvin.canas@lacity.org.

To address the Board, the public is requested to fill out a 'Speaker Card' on any agenda item prior to the Board taking action on it. Comments from the public on agenda items will be heard only at the time the respective item is being considered.

Comments from the public on matters not appearing on this Agenda within the Board's subject matter jurisdiction are heard during the Public Comment period, limited to 2 minutes per speaker, unless waived by the Board's presiding officer.

PROCESS FOR RECONSIDERATION: The Board may reconsider and amend its action on items listed here if that reconsideration takes place immediately following the original action, or at the next regular meeting. The Board, on either of these two days, shall: 1) Make a Motion for reconsideration and, if approved, 2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: 1) A Motion for Reconsideration on the described matter and 2) a [Proposed] Action should the motion to reconsider be approved. A motion for reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act governing public entities.

DOCUMENT ACCESS: In compliance with Government Code section 54957.5, non-exempt writings distributed to a majority or all of the board members in advance of a meeting may be viewed at Los Angeles Public Library Los Feliz Branch (lobby reference shelf), at our website by clicking on the following link: www.losfeliznc.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact: info@losfeliznc.org or call: (213) 973- 9758.